
West Central Region RR Update

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This newsletter is published by staff from the Remediation and Redevelopment Program of the Wisconsin Department of Natural Resources (DNR), to keep interested parties informed about the cleanup and redevelopment of contaminated properties in the West Central Region. We hope this semi-annual publication will strengthen public, private, and community partnerships that support efforts to clean up and return properties to environmentally safe, economically productive uses.

Feature: *Tool Talk*

The RR Toolbox

In each issue of the Update, we provide regional examples of how financial, technical, and/or policy tools are being used to implement cleanups.

Financial Tools: *SAG Grants Awarded!*

In June 2004, 35 municipalities across Wisconsin received a total of \$1.7 million in grants from the fifth grant cycle of the DNR's Brownfields Site Assessment Grant (SAG) Program. Of these funds, \$176,000 was awarded to West Central Region communities.

The State Legislature first authorized funding for the SAG program in the 1999-2001 State Biennial Budget after the Brownfields Study Group, a statewide advisory task force, recommended a program to help local governments "jump-start" new brownfields projects. Brownfields are abandoned or under-utilized properties where real or potential contamination hinders redevelopment.

In this grant cycle, the DNR received 105 applications statewide, requesting a total of approximately \$4.4 million, more than twice as much money as was available. In addition to the \$176,000 granted throughout the region this fiscal year, local governments have pledged a total of \$118,079 in matching funds for the projects, far more than the 20 percent match required through the application process.

Seven communities in the West Central Region were awarded grants, including:

- **city of Hillsboro** – awarded \$5,000 to conduct a Phase II environmental site assessment at the former E. Hagenah Lumber Company property at 1120 Wood Street in Hillsboro, Wisconsin. The city may be interested in eventually developing a portion of the property into a public campground.
- **village of Bangor** – awarded \$30,000 to conduct environmental site assessments, a pre-demolition hazardous materials inspection, and removal of waste at the former Sprehn Mill/Hussa Brewery site at 1719 Commercial Street in Bangor, Wisconsin. The planned activities are part of the Bangor Dutch Creek Redevelopment Project, an effort to redevelop the area for commercial use and public access to Dutch Creek.
- **city of River Falls** – awarded \$30,000 to conduct environmental site assessments, site investigation, demolition activities, including asbestos abatement, and petroleum storage tank removal at the former Skoglund-Heutmayer Bulk Plant property at 151 South Fremont Street in River Falls, Wisconsin. The city is interested in converting the property to greenspace as a buffer along an existing bike trail.



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- **Chippewa County** – awarded \$30,000 to conduct environmental assessment activities at the Chippewa Falls Bi Products property at 8004 State Hwy. 178, in Chippewa Falls. The grant is the second of two SAG grants received by the county from the DNR. In February 2003, Chippewa Falls received a \$23,000 SAG grant, which the county used to conduct preliminary environmental assessment and to remove abandoned containers and hazardous substance storage tanks from the site. The \$30,000 received in this grant cycle will be used for additional environmental assessment, demolition, and petroleum product storage tank removal.
- **town of Hamburg** – awarded \$21,000 to conduct environmental site assessments, site investigation, demolition activities, including asbestos abatement, and removal of petroleum storage tanks at the former Jack's Bar property at 898 Lincoln Drive in the city of Athens. Upon completion of the grant activities, the town plans to offer the property for sale as a residential parcel.
- **city of Black River Falls** – awarded \$30,000 to conduct environmental site assessments, site investigation, demolition, and removal of petroleum storage tanks at the Winnebago North property (formerly Sternaman Oil) at 331 Winnebago Street in Black River Falls. The city is interested in developing the property for use by the general public as greenspace or a recreational trail.
- **village of Boyceville** – awarded \$30,000 to conduct environmental site assessments, site investigation, demolition activities, including asbestos abatement, and removal of abandoned containers and petroleum storage tanks at a former feed mill property at 910 Main Street in Boyceville. The village is interested in developing the property into a community park.

SAG Rule Changes in Effect for Round 6

In other SAG news, workshops for potential SAG applicants were held around the state during the month of September, including a workshop in Eau Claire on September 22. The purpose of the workshops was to introduce recent changes to ch. NR 168, Wis. Adm. Code, which governs implementation of the SAG program. Also discussed were recommendations for how to prepare a competitive application. The deadline for Round 6 applications was set for November 12.

SAG changes took effect on October 1, affecting many sections of the code, including definitions, allocation of funds, eligible and ineligible activities, grant application and scoring procedures, matching funds, and grant conditions.

For details on these and other SAG changes, visit the following webpage on the RR website: http://dnr.wi.gov/org/aw/rr/wi_regs/index.htm#anchor74198.

Some SAG Changes

- Ratio of funding allocated to small grants versus large grants is now 60/40 (formerly 70/30)
- Applicants can now claim any past costs incurred after 1/1/90 (formerly limited to last five years)
- Local governments now have 30 days after application due date to submit a signed resolution (formerly due with application)
- Legal access to site is now required within 60 days (formerly 90 days)



Tech Tools: Check out these new webpages intended for specific RR audiences!



“Resources for Environmental Professionals”

Includes:

- Case Closure Info
- DNR Forms
- Newsletters
- Info on Use of Remedial Technologies
- Contaminated Sediments
- Methamphetamine Labs

Available at:

<http://dnr.wi.gov/org/aw/rr/technical/index.htm>.

“Local Governments and Contaminated Property”

Includes info on:

- Green Team Meetings
- Liability Exemptions
- Brownfields Funding
- Hazardous Waste Issues

Available at:

http://dnr.wi.gov/org/aw/rr/liability/lgu_toolbox.html.

various railroad companies from 1892 until the 1960's, when the Chicago, St. Paul, Minneapolis and Omaha Railway sold the property to a warehouse company. The roundhouse was removed in 1970, as were the tracks about a decade later. Both a feedmill and a bar/restaurant called the “End of the Line” operated on the property for a time and were removed in 1996.

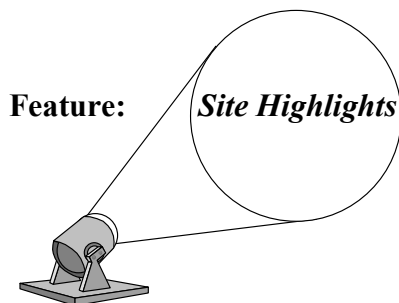


Postcard depiction of Chicago Northwestern Railroad Depot in Marshfield, later converted to the “End of the Line” restaurant (courtesy of Mike Meyers, city of Marshfield).

In 2000, the city of Marshfield expressed interest in acquiring the property to provide downtown parking, as part of a redevelopment effort along the city's Main Street corridor. Because the property's land-use history raised concerns about potential contamination, the city applied for a DNR Site Assessment Grant (SAG) to conduct site investigation activities. City officials pledged a generous 100 percent grant match, as compared to the minimum 20 percent match required by the program.

Eventually, plans for acquisition of the property were abandoned in favor of encouraging private development of the site. The city conducted site investigation activities totaling over \$34,000, and received more than \$17,000 in SAG grant funds.

Today the property makes up a portion of the site of Marshfield's newest grocery store. The 62,000-square-foot Pick 'n Save store at 641 South Central Avenue opened its doors on August 24, 2004, and was well-received by nearby residents.



Feature:

Site Highlights

Marshfield: Former Heiting Property

The former Heiting property at the corner of Cedar Avenue and 6th Avenue in the city of Marshfield was once a bustling railroad switching yard, complete with a roundhouse and turntable. The 2.4-acre property was owned by



The former Heiting property now comprises a portion of the site of Marshfield's newest Pick 'n Save store at 641 South Central Avenue (photo by Tom Hvizdak, DNR).

Wausau: *Former Wausau Energy Site*

The former Wausau Energy property at 901 East Thomas Street, Wausau, operated as a bulk petroleum storage facility since the 1930s. At one time, the property contained as many as 28 above-ground and underground petroleum storage tanks. While most of these tanks had been removed by the time operations ceased in 1997, three above-ground tanks, three underground tanks, and a few 55-gallon drums remained on the site. In 2001, the Longfellow Building Better Neighborhoods Committee identified the site as a concern to local residents and suggested to the city of Wausau that officials apply for grant funds to assess the environmental conditions at the site.

In addition to the tanks and abandoned containers, the site was accessible to the public, and there was evidence of dumping, including scattered debris and discarded appliances. The site was in close proximity to residential areas, and was considered potentially unsafe.



Abandoned above-ground petroleum storage tank and 55-gallon drums at the former Wausau Energy site (photo by Dave Erickson, city of Wausau).

In 2002, the city of Wausau was awarded a \$30,000 DNR Site Assessment Grant (SAG) to conduct Phase I and II Environmental Site Assessments at the site and to remove the remaining above-ground and underground petroleum tanks and abandoned containers.

Soil contamination exceeding Ch. NR 746, Wis. Adm. Code, Table 1 values was identified in near-surface soils in the area of an underground storage tank basin that formerly had contained three 550-gallon tanks. Table 1 values are indicative of residual petroleum product in soil pores, and may represent potential risks associated with direct human contact with soil.

Lower levels of soil contamination, in exceedance of Ch. NR 720, Wis. Adm. Code, generic residual contaminant levels, were also detected in a few isolated areas of former above-ground storage tank locations. Generic residual contaminant levels represent concentrations that could be of concern for the protection of groundwater, depending on site conditions. However, monitoring wells were also installed and sampled at the site, and no state groundwater standards were exceeded.

The former Wausau Energy property had been tax delinquent since 1992 and had accrued delinquent taxes in the amount of almost \$40,000. In 2003, Marathon County acquired the property via a tax deed, and executed a quitclaim deed to the city of Wausau. In doing so, the county agreed to cancel the delinquent taxes. This local government contribution qualified as matching funds under the SAG program, far exceeding the minimum 20 percent required.

Now that the environmental conditions at the site have been adequately characterized, an adjacent property owner has acquired the property for the expansion of an existing wood flooring business. The site will be eligible to receive funding for the cleanup of petroleum-contaminated soils under the Petroleum Environmental Cleanup Fund Act (PECFA), administered by the departments of Commerce and Natural Resources.

The story of the former Wausau Energy property is a particularly good example of how grassroots interest, together with cooperation from state and local government and the private sector, can accomplish neighborhood revitalization.

Current RR Issues and Events

WCR Hosts Consultant Days Events

The West Central Region RR Program staff sponsored a series of half-day seminars around the region, designed for environmental consultants dealing with contaminated properties. The seminars were held during the month of May at UW-Stevens Point and at DNR Service Centers in Eau Claire, Baldwin, and La Crosse.



Consultants Day session at UW-Stevens Point (photo by Mae Willkom, DNR).

Each session included presentations on:

- essential components of site investigation reports for achieving closure,
- how to use the EPA website for calculation of soil screening levels,
- how to compile complete GIS Registry submittals,
- where to find online guidance on special topics, and
- a brownfields update on Site Assessment Grant (SAG) rule changes and a new state-

sponsored environmental insurance program.

Sessions were generally well attended, and WCR Spills Coordinator John Grump was even spotted wearing a suit! (See photo below)



Consultants Day Session at DNR Service Center, La Crosse (photo by Mae Willkom, DNR).

Further Changes in Service Center Hours

The continuing reductions in staff due to state budget cuts have again prompted changes in DNR service center hours. Effective August 30, 2004, the Wausau Service Center will now be closed on Mondays and Wednesdays and open Tuesday, Thursday, and Friday from 8:15 – 1 p.m. and 2 – 4 p.m. The Wisconsin Rapids Service Center will also be closed Mondays and Wednesdays and open Tuesday, Thursday, and Friday from 8:15 – 1 p.m. and 2 – 4 p.m., effective September 20, 2004. DNR staff will continue to be available at their individual telephone numbers or e-mail addresses during normal business hours (see staff listing below).

Title	Name	DNR Office	Telephone
RR Team Supervisor	Bill Evans	Eau Claire	(715) 839-3710
Program Assistant	Ann Hake	Eau Claire	(715) 839-2784
Spills Coordinator	John Grump	Eau Claire	(715) 839-3775
Land Recycling Specialist (Brownfields)	Loren Brumberg	Eau Claire	(715) 839-3770
Hydrogeologist DOT LTE	Kitt Siegfried	Eau Claire	(715) 839-2781
Hydrogeologist DOT LTE/GIS Specialist LTE	Gloria Koroghlanian	Eau Claire	(715) 831-3260

LTE – Limited-Term Employment
DOT – Department of Transportation
GIS – Geographic Information Systems

County	Petroleum Contamination Contact			Environmental Repair (non-petroleum contamination) & Brownfields Redevelopment Contact, if different		
	Hydrogeologist	DNR Office	Telephone	Hydrogeologist	DNR Office	Telephone
Adams	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873
Buffalo	Tom Kendzierski	Eau Claire	(715) 839-1604	Joe Traynor	Eau Claire	(715) 839-1603
Chippewa	Pat Collins	Baldwin	(715) 684-2914	John Grump	Eau Claire	(715) 839-3775
Clark	Tom Kendzierski	Eau Claire	(715) 839-1604	Jack Eslien	Eau Claire	(715) 839-3738
Crawford	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873
Dunn	Pat Collins	Baldwin	(715) 684-2914	Doug Joseph	Eau Claire	(715) 839-1602
Eau Claire	Pat Collins	Baldwin	(715) 684-2914	Doug Joseph	Eau Claire	(715) 839-1602
Jackson	Eileen Kramer	Eau Claire	(715) 839-3824	Same		
Juneau	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Same		
La Crosse	Tom Kendzierski	Eau Claire	(715) 839-1604	Doug Joseph	Eau Claire	(715) 839-1602
Marathon	Dave Rozeboom	Wisconsin Rapids	(715) 421-7873	Lisa Gutknecht	Wausau	(715) 359-6514
Monroe	Tom Kendzierski	Eau Claire	(715) 839-1604	Same		
Pepin	Pat Collins	Baldwin	(715) 684-2914	Same		
Pierce	Pat Collins	Baldwin	(715) 684-2914	Joe Traynor	Eau Claire	(715) 839-1603
Portage	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Lisa Gutknecht	Wausau	(715) 359-6514
St. Croix	Pat Collins	Baldwin	(715) 684-2914	Same		
Trempealeau	Eileen Kramer	Eau Claire	(715) 839-3824	Same		
Vernon	Mae Willkom	Eau Claire	(715) 839-3748	Same	Eau Claire	(715) 839-3748
Wood	Tom Hvizdak	Wisconsin Rapids	(715) 421-7850	Same		

WCR RR Update is published by the Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment.

This document contains some information about certain state statutes and rules but does not include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

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